

CORKSCREW WOODLANDS ASSOCIATION
A Corporation Not For Profit
Minutes of the Meeting of the Board of Directors
December 8, 2016

President Norm Hunsberger called the meeting to order at 2:00 PM and led those assembled in the Pledge of Allegiance.

Secretary Jane Niehaus took roll call and those present were Norm Hunsberger, Paul Mandelaro, Lon Bolen, Jane Niehaus, Fran Hicks and John Willsie. General Manager Tim Fisher was also present. Brad Klose was absent due to medical reasons. Norm gave an update on Brad and he said he hopes to be back in mid January.

John Willsie moved, and Fran Hicks seconded, that the minutes of the meeting held on November 17, 2016 be approved, and the motion passed unanimously.

TREASURER REPORT

Tim Fisher gave the Treasurer report for Brad Klose. As of the Year to Date ending October 31, 2016 the Operating Fund had a balance of \$190,353.76 and the balance in the Reserve Fund was \$526,831.04. Norm asked that the report be filed as read.

MANAGER REPORT

Tim reported that the new gate control boxes have been installed and they are working very good. Tim also reported that someone had already hit one of the gates and wants everyone to please be careful coming in and only one vehicle at a time come through the gates. He stated the gate arm will pop off if hit but will cause damage to the vehicle and gate. He reported the office will be closed at noon on Friday December 9 for the staff Christmas party. He stated the Board is still looking for a replacement Chairperson for the Maintenance & Safety Committee and plans to call a meeting with the Committee hopefully next week. He reported he had the staff cleanup the front sign area and had new shell placed in the area.

COMMITTEE REPORTS

CRC Chairman Roger Enstrom gave a report from the recent CRC meeting (see attached).

Al Ekberg gave a report on the WPA and that he has a small group started and they will be in full swing after January 1. He asked that he not give a report at Board Meetings because he already gives one at each CRC meeting.

OLD BUSINESS

There was no Old Business to address.

NEW BUSINESS

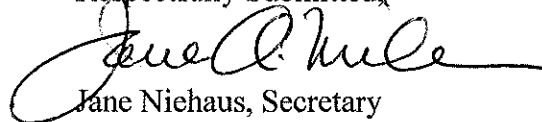
Jane asked if it is possible to have all Association documents scanned and put on the community web site. Tim stated he will start working on getting it done. Jane asked if the Architectural Committee can ask owners to place some sort of approval form on the property whenever work is approved. This may help people from being asked if approval was actually obtained when doing work on their homes. Paul stated that there currently is no such process but will review the matter. Lon asked if the committee goes back to the owners to see if the work was completed and completed according to what was approved. Paul stated they do return. Paul reminded everyone that a CWA permit is required for anything being done on the outside of the home. It is up to the owners to check with the Village of Estero to see if a Village permit is required.

OPEN DISCUSSION

Norm asked the audience if they had any comments. Question was asked if we charge people whenever they break a gate arm. Tim stated yes we do if we catch them. The new gate arms are more expensive and people will be charged more if caught. Carolyn Kline suggested we have more signs about not feeding our wildlife. She stated we have some blue crabs in our canals and asked that everyone please leave them alone. She also asked that people please leave nesting turtles alone and please report to someone if they see a turtle making a nest so it can be protected. Mike Eldridge cautioned the Board and WPA about trying to reinforce the bridges in order to take heavy equipment over them. He stated a load study should be done before any work starts. Jane pointed out that the project was put on hold according to the minutes of the April meeting. Doug Kuhn stated he will not take the trucks over the bridges because they are too narrow. This project is on hold. Maureen Rogers stated she agrees with having an approval form for the Architectural Committee. A question was asked who owns the front sign area. Tim stated he was not sure but that area is a DOT right of way even though CWA maintains it.

With no further business before the Board, a motion was made and seconded to adjourn, and passed unanimously.

Respectfully Submitted,



Jane Niehaus, Secretary

Board of Directors Meeting
December 8, 2016

Treasurer's Report

The following is a recap of revenues and expenses as of the month of October.


October

| | <u>Operating Fund</u> | <u>Reserve Fund</u> |
|------------|-----------------------|---------------------|
| Revenues - | \$114,881.01 | \$14,540.80 |
| Expenses - | \$102,593.24 | \$ 4,163.00 |

Year to Date – April 1 – October 31

| | <u>Operating Fund</u> | <u>Reserve Fund</u> |
|---------------------|-----------------------|---------------------|
| Beginning Balance - | \$150,156.07 | \$584,061.21 |
| Revenues - | \$799,260.40 | \$103,144.92 |
| Expenses - | \$759,062.71 | \$160,375.09 |
| End Balance - | \$190,353.76 | \$526,831.04 |

Respectfully Submitted



Timothy D. Fisher for Bradley Klose, Treasurer

2016 December 8 BOD Mtg Chairperson remarks

Roger Enstrom, Egret 20, CRC Chairman

Good afternoon everyone

The CRC had it's second meeting Tuesday, Nov 29, with another good attendance .

The first Sat. breakfast was served Dec. 3rd by the Garden Club, and over 200 were there to eat and converse. Next breakfast is this Sat. hosted by Gull circle.

The Dec. activities calendar is posted on the hallway bulletin board.

A great Trim the Tree Dance, sponsored by Pelican Circle was held Dec 3rd.

Extra Photo directories are available at the Sat. breakfasts for \$6.00.

The WPA is very busy around the park as you can see by all the orange shirts on Mondays

We have scheduled the Meet and Greet for Jan 11 3:00 – 4:15 PM and the Activities Fair Jan 12 8:00 – 10:00 AM

The Welcome Back Picnic is Sat Jan 21, we will be passing around a sign-up sheet at the Dec 13 CRC meeting

Monday night Bingo has begun, there will be none on Dec 26, but it will resume on Jan 2

Don't forget to park golf carts in the proper fashion and don't block the pool guy on mon-wed-fri

Garden club plant sale is Jan 6 from 8-12

A presenter for the Lee Health workshop will be at the Dec 13 CRC meeting to give a short talk

New Years Dance, sponsored by Vireo Circle, is set for 8:30 – 12:30 Price is \$12

Next CRC Meeting is Jan 3, 9:00 am